

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	B Overall
Program Progress:				PJs in State:	30	
% of Funds Committed	100.00 %	99.45 %	1	97.21 %	100	100
% of Funds Disbursed	94.98 %	95.34 %	16	90.53 %	70	70
Leveraging Ratio for Rental Activities	3.6	5.18	20	4.97	35	39
% of Completed Rental Disbursements to All Rental Commitments***	84.60 %	90.77 %	24	85.01 %	25	22
% of Completed CHDO Disbursements to All CHDO Reservations***	73.77 %	72.60 %	17	73.71 %	41	42
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	80.00 %	81.82 %	14	81.48 %	35	37
% of 0-30% AMI Renters to All Renters***	32.55 %	36.36 %	17	45.54 %	27	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.50 %	1	96.14 %	100	100
Overall Ranking:			In State:	19 / 30	Nationally:	37
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$11,631	\$20,239		\$28,248	940 Units	74.10 %
Homebuyer Unit	\$43,278	\$17,098		\$15,487	79 Units	6.20 %
Homeowner-Rehab Unit	\$18,946	\$16,511		\$0	25 Units	2.00 %
TBRA Unit	\$10,081	\$5,823		\$3,211	225 Units	17.70 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,111	\$137,206	\$21,042
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	86.6	53.2	40.0	85.7	Single/Non-Elderly:	8.7	39.2	24.0	85.7
Black/African American:	9.6	32.9	60.0	14.3	Elderly:	84.7	0.0	48.0	14.3
Asian:	2.2	0.0	0.0	0.0	Related/Single Parent:	4.8	35.4	12.0	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	1.8	22.8	16.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.3	0.0	0.0					
Black/African American and White:	0.1	2.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	3.8	0.0	0.0					
Asian/Pacific Islander:	0.1	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.2	5.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.6	20.3	40.0	85.7	Section 8:	31.9	3.8 [#]		
2 Persons:	23.1	24.1	36.0	14.3	HOME TBRA:	0.0			
3 Persons:	4.0	29.1	4.0	0.0	Other:	13.6			
4 Persons:	2.1	15.2	12.0	0.0	No Assistance:	54.5			
5 Persons:	0.5	7.6	4.0	0.0					
6 Persons:	0.5	2.5	4.0	0.0					
7 Persons:	0.1	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			21	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 37
 (Percentile)

State Rank: 19 / 30 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	84.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	73.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

